

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

July 20, 2023- Minutes

## Trustees Present:

Denny Desmond, Chairman  
Billy Bowers, Vice Chairman  
Dale Owen, Clerk  
Fran Owen, Secretary

## Visitors:

Alex Jech  
Richard Reed  
Carrie Campbell, HSTCC

Denny Desmond, Chairman, called the meeting to order at 6:30 P.M. at the Redings Mill Fire Department located at 344 Redings Mill Road, Joplin, MO 64804. Roll call was taken with four trustees present followed by The Pledge of Allegiance and Invocation.

The letter of resignation from Brad Long was accepted by the current trustees. Denny Desmond appointed Dan Gremaud to fill the remaining term. Motion made by Dale Owen and second by Billy Bowers to accept the resignation of Brad Long. In favor 4 Opposed 0. Motion passed. Motion made by Denny Desmond and second by Billy Bowers to accept the appointment of Dan Gremaud to the Leawood Village Board of Trustees as treasurer.

Minutes from the May 18, 2023 meeting were presented. Motion made by Dale Owen and second by Billy Bowers to forgo the reading of the minutes as everyone had received copies and accept the minutes as presented. In favor 4 Opposed 0. Motion passed.

Original financial bank statements for the months of May and June 2023 for the money market account, operating account and sales tax account were presented. Balance in the operating account for May, 2023 was \$25,063.65, money market account \$55,422.96, sales tax account \$9,716.39 and Certificates of Deposit \$400,000.00, for an ending balance totaling \$490,203.00. Balance in the operating account for June 2023 was \$27,527.12, money market account \$55,435.11, sales tax account \$12,982.51 and Certificates of Deposit \$400,000.00 for an ending balance of \$495,944.74. Motion made by Fran Owen and second by Dale Owen to accept the treasurer report as presented. In favor 4 Opposed 0. Motion passed.

Pending liabilities totaling \$6,882.61 were presented (Eagle Eye Printing \$267.53 *Leawood Ledger* printing; Paul Horton \$1,200 snow removal May and June snow removal contract, Newton County Treasurer \$1.85 May collections, Warten, Fisher, & Lea \$172.50 attorney fees, GFL Environmental \$5,240.73 dumpsters). Liberty Utilities totaling \$440.00 were presented. Checks approved during the May meeting and not on Mays pending liabilities were paid to Lancaster Signs in the amount of \$682.09 for neighborhood watch and roundabout signs and Advance Highway Signs in the amount of \$796.00 for a replacement street sign. Motion made by Dale Owen and second by Billy Bowers to pay liabilities totaling \$7,322.61. In favor 4 Opposed 0. Motion passed.

Note: Checks are normally required to have two signatures. With the resignation of Brad Long and the newly appointed treasurer not in attendance at this meeting a motion was made by Dale Owen and second by Billy Bowers to authorize Denny Desmond to sign all checks approved for payment in the pending liabilities report. In favor 3 Opposed 0. Motion passed. Motion made by Billy Bowers and second by Dale Owen to authorize deleting Bradley J Long as an authorized signer and adding Dan Gremaud as an authorized signer on the Community Bank & Trust operating/checking account #60798. In favor 4 Opposed 0. Motion passed.

Denny Desmond presented the Village of Leawood Chairman's Report ending June 30, 2023. Motion made by Fran Owen and second by Dale Owen to accept the report as presented. In favor 4 Opposed 0. Motion passed. All trustees signed the report.

## Old Business:

### 1 Village Ordinances:

A) ATV Use and Ordinance – Trustees took no action. Further discussion needed.

### 2 Comprehensive Plan:

A) Trustees will work on the plan in the fall of 2023. Carrie Campbell from the HSTCC attended the meeting and outlined what the process would be in order to complete the 2024 comprehensive plan.

### 3 Issues around the Village:

A) 4525 Connecticut - Travis Sampson Property Building permit was issued but shed is in violation of ordinance (shed sits outside the front fence line). Mr. Sampson submitted a request a variance from Zoning and Planning Board t. Need to schedule a meeting for approval.

B) Vicki Carnahan – Southern Hills – Fence in violation of the ordinance due to height and fence extending beyond the front of the residence. Billy Bowers reported he had talked with the owner and advised that the extension would need to be removed and that they would need to submit a request for a variance for height to the Zoning and Planning Board. Still waiting on request from Vicki Carnahan to submit variance request.

C) 49<sup>th</sup> & Indiana - Owner had the structure torn down but in the process the septic was uncovered. Dale Owen to see if issue had been resolved and report at the September meeting.

D) 747 East 50<sup>th</sup> is a problem with mattress and a couch discarded in the yard. Denny will request the village attorney send a letter to the landlord of both 747 East 50<sup>th</sup> and the lot located at 49<sup>th</sup> & Indiana, if the problems have not been corrected. No action taken.

E) 50<sup>th</sup> Street & Indiana – Request that something should be done about the water issue. Suggestion the village attorney sends a letter to property owner. Property also needs mowing, No action taken.

F) Problems with the street and mailbox access on 45<sup>th</sup> street. Needs gravel/concrete patch. Denny Desmond to contact Big John's Equipment and request they look at repairs to the street. Homeowner will need to meet the Post Office's requirements for the mailbox. Dale Owen to contact the Post Office to find the setback requirement.

- 4 **44<sup>th</sup> Street Water Run-off** – Denny Desmond will have the village attorney write and send a letter to each of the Joplin City Council members as well as the City Manager advising that Leawood takes exception to Joplin’s decision that the issue is resolved. All trustees present at the March meeting were in agreement with requesting the letter be sent. Denny Desmond reported that no letter had been sent.
- 5 **Nuisance Ordinance Violations:**
  - A) Mike Bell Property – Denny advised he had sent a note to Steve Martinez with the City of Joplin concerning water issues with this property but had not received a reply. No action has been taken and item was tabled.
  - B) 47<sup>th</sup> Street Water Run-off – Trustees all agreed that Denny Desmond would contact Kurt Higgins with Allgeier Martin to perform a survey for what needs to be done to help control the water flow issues.
- 6 **American Rescue Plan Act Use of Funds** - Nothing new to report.
- 7 **Street Signs** – The street signs at Brookwood Drive and 50<sup>th</sup> street and the one located at 46<sup>th</sup> and Rangeline have been replaced. The sign on the east entry to Horseshoe Drive is missing. Motion made by Dale Owen and second by Billy Bowers to approve the replacement of the sign. In favor 4 Opposed 0. Motion passed.
8. **Neighborhood Watch** – Trustees agreed that the names and phone numbers of the Neighborhood Watch captains be included in the *Leawood Ledger*. Billie will get with Denny to get the information.
9. **Street Signs & Road Repair:**-Fran Owen reported that the street located on the west side of Horseshoe Dive & 50<sup>th</sup> streets was going to need to be repaired before long.as was beginning to crack. Suggestion that trustees look around the village for other streets that might need some repair work before winter. Need to contact Phyllis Sapp in Brookwood to see what needs to be done there. No action taken.

***New Business***

1. **Hidden Valley Streets** – Rich Reed representing the Hidden Valley Homeowners Association discussed the problem with the streets needing repairs. The bid they received was more than the money they had collected for repairs and he has requested the Leawood Board of Trustees to provide additional funds of \$40,000 to be combined with the Homeowners amount. No action taken, trustees will discuss at the September meeting.
2. **Emerald Drive** – Resident reported that some of the street lights are not working. There is not a homeowners association for Emerald Drive and Liberty Utilities is not responsible for these lights. Suggestion that the residents get together and discuss what they would like to do and report back to the board.
3. **Complaints:**
4. **45<sup>th</sup> & Connecticut** - Dogs running loose in the area of 45<sup>th</sup> and Connecticut and chasing bikers. Owner has been contacted several times. Currently looks like the problem may be resolved. Will continue to watch.
5. **Joplin city Sewer** – AG Partners located at 44<sup>th</sup> and Rangeline wants to hook to the Joplin city sewer system. Kurt Higgins will need to look at the connection and advise his findings. Leawood Village is responsible for maintaining and making sure the hook-up is proper.

Motion made by Dale Owen and second by Billy Bowers to adjourn the meeting at 7:55 PM. In favor 4 Opposed 0. Motion passed.

**Next meeting September 21, 2023**

Minutes prepared by:

Minutes approved by:

\_\_\_\_\_  
Fran Owen, Secretary      Date

\_\_\_\_\_  
Denny Desmond, Chairman